

VIRGINIA:

IN THE CIRCUIT COURT OF FAUQUIER COUNTY

**FAUQUIER COUNTY
BOARD OF SUPERVISORS,**

Complainant.

v.

IN CHANCERY NO. 00-310

CHARLENE ADDISON

Respondents.

CERTIFICATE OF TITLE

I, Horace E. Herndon, Jr., Certified Title Examiner, certify that I reviewed the Fauquier County land records, and in my opinion, **The Estate of Frank Downell**, is the record owner of the property described as:

All of that certain tract or parcel of land, situate in the County of Fauquier, State of Virginia, described as follows: one acre of land located near Calverton in the north corner of the said Weaver farm, west of the Southern Railroad, Bounded as follows: commencing at a stone in the corner of the Calverton and new public road and thence southeast two hundred and ten ft. to a stone in the new public road, from thence south west two hundred and ten ft. to a stone in the said Weaver's land, from thence north west two hundred and ten ft. to a stone in the Calverton public road, from thence north east two hundred and ten ft. to the beginning.

Said property being conveyed to Frank Downell by Deed from Ella C. Weaver and K. Weaver, by deed dated March 7, 1906, recorded in Deed Book 98 at page 329 among the land records of Fauquier County, Virginia.

As contained in the attached Title Report, all liens affecting title and recorded among the Fauquier County land records, including Fauquier County tax liens, are described as follows:

1. Fauquier County real estate taxes 1990 to present.

2. The Commonwealth of Virginia Department of Taxation has a lien against the interest of William H. Corum, Jr. and Patricia W. Corum by judgment for \$315.70, docketed October 2, 1989.

3. A Memorandum of Lien by the Board of Supervisors of Fauquier County against the Heirs and Descendants of Frank Downell, recorded in Deed Book 632 at page 1179, relating to the demolition of an unsafe structure, in the amount of \$3,408.00, plus interest at 10% per annum from November 30, 1989, and recorded January 26, 1990.

The following judgments noted on the Title Report are no longer liens against this parcel because the twenty (20) year Statute of Limitations to enforce them has run and they have not been re-docketed:

1. Beneficial Virginia, Inc., formerly Beneficial Finance Company of Virginia, has a lien against the interest of Margaret A. Williams by judgment for \$986.59, with 8% interest per annum from June 11, 1980, docketed August 17, 1984.

2. Town of Warrenton has a lien against the interest of John Henry Addison by judgment for \$10.00, docketed February 5, 1981.

3. The Judgment against William Henry Corum recorded in Judgment Lien Book 16, at page 606, as noted on the title report, for \$448.29 from the Board of Supervisors of Fauquier County, has been released of record and is no longer a judgment lien against this property.

I further certify that I personally prepared the attached Title Report based on my review of the Fauquier County land records. The effective date of the Title Report is October 17, 1999, and updated through _____ 20__.

Date: _____

Horace E. Herndn, Jr.
Certified Title Examiner

COMMONWEALTH OF VIRGINIA:
COUNTY OF FAUQUIER, to wit

SUBSCRIBED, ACKNOWLEDGED AND SWORN to before me, the undersigned
Notary Public, in and for the County of Fauquier, in the Commonwealth of Virginia, this ____
day of _____, 2006.

Notary Public

My Commission expires:

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